

Meeting Minutes

Historic Preservation Commission

Regular Meeting

March 25, 2026 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chair Weight at 5:33 p.m.

Roll Call

Commission Attendance

Chair Kevin Weight
Commissioner Devan Wastchak
Commissioner Mark Yost
Commissioner Tom Bilsten
Ex-Officio Member, Jody Crago

Staff Attendance

David de la Torre, Acting Planning Administrator
Lauren Schumann, Principal Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent:

Vice Chair Cheryl Bell- Excused
Commissioner Erika Finbraaten-Excused
Commissioner Bryan Saba- Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Yost.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on questions you raise.

Action Agenda Item No. 1 and Discussion

1. Election of Officers

Move Historic Preservation Commission elect a Chair and Vice Chair of the Historic Preservation Commission.

COMMISSIONER WASTCHAK nominated KEVIN WEIGHT to serve as Chair. COMMISSIONER WASTCHAK nominated CHERYL BELL to serve as Vice Chair.

CHAIR WEIGHT confirmed there were no further nominations and that no one else was interested in serving as Chair or Vice Chair.

Action Agenda Item No. 1 Motion and Vote

COMMISSIONER WASTCHAK moved for Kevin Weight to serve as Chair; Seconded by COMMISSIONER YOST.

COMMISSIONER WASTCHAK moved for Cheryl Bell to serve as Vice Chair; Seconded by COMMISSIONER YOST.

Motion carried unanimously (4-0).

Action Agenda Item No. 2 and Discussion

2. Meeting Minutes of February 5, 2025, Historic Preservation Commission

Move Historic Preservation Commission approve Historic Preservation Commission Meeting Minutes of February 5, 2025.

CHAIR WEIGHT asked if there were any comments or corrections to the Meeting Minutes of February 5, 2025.

CHAIR WEIGHT advised of the following corrections to the Historic Preservation Commission Meeting Minutes of February 5, 2025:

It was noted there was no specific commissioner listed for the nominations of chair and vice chair. Additionally, there were two instances where CHAIR WEIGHT was reported as the commissioner that seconded a motion. CHAIR WEIGHT reported that was not likely for the Chair to second a motion.

CHAIR WEIGHT asked if those were items that could be updated, if possible.

Action Agenda Item No. 2 Motion and Vote

COMMISSIONER WASTCHAK moved to approve item, seconded by COMMISSIONER YOST. Item approved (3,0) with COMMISSIONER BILSTEN abstaining.

Action Agenda Item No. 3 and Discussion

Historic Landmark Designation, PLH26-0001 DOBSON RESIDENCE

Move Historic Preservation Commission recommend City Council Approval of PLH26-0001 Dobson Residence for historic landmark designation for the property located at 2751 S Nebraska Street (Approximately ¼ mile north and west of the northwest corner of Arizona Avenue and Queen Creek Road.)

MIKAYELA LIBURD, CITY PLANNER presented details regarding the request for Historic Landmark Designation for the Dobson Residence. MS. LIBURD reviewed the location of the Dobson Residence, as well as the background of what criteria must be met for the house to be considered for landmark designation. MS. LIBURD reviewed the history of the home and its significance to Chandler, noting it meets the age requirements and the "rural character" making it a "surviving example of Chandler's early development." A neighborhood meeting was held on March 20, 2026 with six residents in attendance. Staff is unaware of any opposition at this time.

Staff recommended approval of landmark designation.

CHAIR WEIGHT asked if any commissioners had questions and seeing none, then asked about the applicant wishing to speak.

DWAYNE DOBSON, APPLICANT, along with family members CANDACE and DONNA, spoke of the significance of the house, with its historical significance to Dr. A.J. Chandler as well as personal family memories. MR. DOBSON and family wished to preserve the house for future generations.

CHAIR WEIGHT thanked the family and opened the floor to commissioners.

COMMISSIONER WASTCHAK shared he lives nearby and is familiar with the house, "an anomaly" for the area and that he appreciated what the Dobson family was doing. He also inquired with the family about other homes belonging to the Dobson family that are out there and could possibly be historical landmarks as well.

MR. DOBSON stated that there is a house nearby that Roy Dosbon lived in and there is one over by Seton Catholic School, as well as a house nearby Sunrise School (Alma School and Elliot) that was also belonging to the Dobson as well as Dobson Ranch.

COMMISSIONER YOST thanked the applicant and family for preserving their home and heritage and suggested that the Dobson's get with a geology website to further document their history as way to further preserve their family's history online.

JODY CRAGO, EX-OFFICIO MEMBER, shared that the Chandler Museum is also working with the Dobson family to help honor the family's history.

CHAIR WEIGHT inquired how the family came to this decision, asking if the city approached the family or if the family approached the city.

MR. DOBSON shared that they started this process with the help of MR. CRAGO with the Chandler Museum and thanked MR. CRAGO and MS. LIBURD for their hard work for this process to come to fruition.

CHAIR WEIGHT asked if anyone else wished to speak on this item.

LIN CALCO (225 W. GOLDFINCH WAY, CHANDLER) stated he lives nearby the Dobson residence and is involved with the board for Carino Estates. MR. CALCO shared the board had no opposition to the landmark designation of the Dobson Residence. MR. CALCO shared he was impressed with the presentation provided by staff.

COMMISSIONER BISLTEN thanked MR. CALCO for attending and showing his support to the family.

Action Agenda Item No. 3 Motion and Vote

COMMISSIONER WASTCHAK moved to approve Item 3, seconded by COMMISSIONER YOST. Item 3 approved (4,0).

Action Agenda Item No. 4 and Discussion

Architectural Plan Review, PLH26-0007 VAL'S ON BOSTON

Move Historic Preservation Commission approve Architectural Plan Review, PLH26-0007 Val's on Boston, allowing demolition and reconstruction of a building and exterior renovations to an existing building for the development of a new bar and kitchen facility, located at 118 and 108 W Boston Street (generally located west of the northwest corner of Arizona Avenue and Boston Street.)

MIKALYELA LIBURD, CITY PLANNER presented details regarding PLH25-0007, Val's on Boston. MS. LIBURD reviewed the history of the building, including the significance with the city attorney and

mayor at one point in time. MS. LIBURD reviewed plans for the future site, including demolition of portions of the building and exterior renovations of the site. The site would consist of a bar and taproom and a kitchen area. The façade would use materials including stucco, steel panels and terra cotta tiles. Parking requirements would come from the existing Oregon Street parking structure.

MS. LIBURD reported that the building is old enough for historical significance. The current façade reportedly lacks integrity in design that is embodied in the surrounding area, nor does it provide any distinct features or characteristics that warrant preservation.

Staff recommended approval with conditions.

CHAIR WEIGHT inquired if any commissioner had questions.

COMMISSIONER WASTCHAK recalled this location with reference to Puro Bar as a previous case. He noted the current application and design looked good with effort to bring in the historical midcentury style.

CHAIR WEIGHT inquired with staff about this site not being within national register boundary.

MS. LIBURD stated that was correct.

CHAIR WEIGHT stated that the integrity of the existing structure was not great and that the historical significance was debatable.

PATRICK STRATMAN, APPLICANT (265 IRVINE STREET, CHANDLER) informed the commission of the thought and care he has placed on this project, noting he changed architects to make sure it had the right look and feel for the area and that it has taken years to get the design to a place that he felt was right. He noted the name "Val's" holds significance to his own family and that with this establishment he hoped to create a gathering space for families and for social activities and wanted to provide "what Chandler is missing" in the Downtown Chandler area.

CHAIR WEIGHT stated he appreciated the breeze block feature and the overall design. He was in agreement that Boston Street could use some "pizzazz" and thanked the applicant for his time and dedication on the project.

COMMISSIONER BILSTEN thanked the applicant for taking the time to get the design right and that sometimes things will get rushed to get completed. COMMISSIONER BILSTEN complimented the design, stating it was "classy."

CHAIR WEIGHT was in agreement with COMMISSIONER BILSTEN.

Action Agenda Item No. 4 Motion and Vote

COMMISSIONER WASTCHAK moved to approve Item 4, seconded by COMMISSIONER YOST. Item approved (4,0).

Briefing

MIKAYELA LIBURD, CITY PLANNER, provided update on the eligible properties in the area that may be eligible for historical landmark status. The status of the application of the Certified Local Government is still pending, limiting access to grant funds to assist further with this project.

CHAIR WEIGHT acknowledged that there has been a freeze on these types of things at the Federal level and thanked MS. LIBURD for her updates.

Member Comments/Announcements

CHAIR WEIGHT inquired if an email could be sent to commissioners at the start of a month to inform them if a meeting would be held or cancelled. Staff reported that would be possible and would happen moving forward.

CHAIR WEIGHT acknowledged new staff in attendance at the Historic Preservation Commission. LAUREN SCHUMANN, PRINCIPAL PLANNER and DANIELLE SMEE, CLERK introduced selves and were welcomed to the commission.

Calendar

The next Regular Meeting of the Historic Preservation Commission will be scheduled as needed.

Adjourn

The meeting was adjourned at 6:16 p.m.



Kevin Weight, Chairman



David de la Torre, Staff Liaison for City Center District
Matters and Reviews